



## MINUTES

**SPECIAL CALLED MEETING OF THE  
COMMUNITY DEVELOPMENT (Type B) CORPORATION  
Wednesday, July 16, 2014 at 6:30 PM  
Cedar Park City Hall Council Chambers  
450 Cypress Creek Road, Building Four, Cedar Park, Texas 78613**

### BOARD OF DIRECTORS

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| <input checked="" type="checkbox"/> Kaden Norton, Place 1<br><input checked="" type="checkbox"/> Vice President Brian Rice, Place 5<br><input type="checkbox"/> Secretary Dustin Weibel, Place 3 | <input checked="" type="checkbox"/> President David Burger, Place 2<br><input type="checkbox"/> Vacant, Place 4<br><input checked="" type="checkbox"/> Ryan Wood, Place 6<br><input checked="" type="checkbox"/> Brad Young, Place 7 |
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- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**  
 President Burger called the meeting at 6:36 noting that a quorum was present. Director Weibel was absent all others present. Place 4 vacant.
- A.2 Consider Approval of the Minutes. (None)
- A.3 Citizen Communications  
*(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. The Board May Respond With Factual Information.)*  
**None.**
- A.4 Board Members' Opening Comments  
**None.**
- A.5 Presentations (None)
- B.0 STAFF REPORTS (DISCUSSION ONLY)**
- B.1 Finance Report – (None)
- C.0 PUBLIC HEARINGS (NONE)**
- D.0 DISCUSSION AND POSSIBLE ACTION**
- D.1 Consider a Request To Provide Funds For A Bell Boulevard Redevelopment Feasibility Analysis In An Amount Not To Exceed \$350,000.

Vice President Rice recused himself from this item. Katherine Woerner, Director of Community Affairs, provided the board with an overview of the Bell Boulevard Redevelopment Plan and requested funding for a feasibility analysis to further explore this potential project. She explained that redevelopment is important to ensure that landlocked cities like Cedar Park Continue to thrive. She also explained that redevelopment can impact a lot of people and can be a tricky undertaking. She explained that an important part of the overall process would be outreach and engagement with land owners that would be impacted by this redevelopment project. Staff explained that Design Workshop and Brinkley & Barfield Inc. would be the firms working with the City on this project. She explained that the vision of this project is to create a gathering place and sense of identity for the City of Cedar Park.

Staff provided the Board with a map that illustrated the proposed land area that would be impacted by this potential redevelopment project. Staff explained that this proposed idea goes beyond simply beautification; it looks at expanding the Bell Boulevard project to include lots that currently do not touch 183.

She explained that this funding request would allow for a study to further develop and explore this potential project. The idea is to create a space that offers a variety of different businesses (restaurants, shopping, business centers etc.) with one entrance point. People would be able to pull into the development, park and then move around the development to the various businesses within the development. By having one entrance for the development off Bell Boulevard, it is anticipated that traffic flow on 183 would be positively impacted.

This analysis would consist of 4 different tests (Market test, Stakeholder Test, Physical Test and Financial test) to determine the feasibility of this project. These four tests would be undertaken simultaneously over the next 10 month, should this project be funded by the Board.

President Burger said that he liked the idea, but acknowledged the importance of properly engaging landowners and tenants in the areas that would be impacted by this potential project. He also asked what the expectation is for a final project. Staff explained that the analysis would result in a "preferred alternative" that provides a fleshed out plan that could be undertaken by the City.

The Board requested clarification regarding from which line item funding for this project would come.

President Burger moved to authorize staff to set a date for a Public Hearing and to Publish the 60-day Project Notice for a Bell Boulevard Redevelopment Feasibility Analysis in an amount not to exceed \$350,000. Director Norton seconded the motion and it passed with a 4-0 vote.

- D.2 Consider A Request To Provide Economic Development Incentives For Voltabox Of Texas In an Amount Not To Exceed \$490,000.

**This item was pulled- No discussion.**

- D.3 Consider Excuse Of Absences

a). Dustin Weibel From July 8, 2014 Regular Called Meeting.

b). David Burger From July 8, 2014 Regular Called Meeting.

**Director Wood moved to excuse the absences of Dustin Weibel and David Burger from the July 8, 2014 Board meeting. Director Norton seconded the vote and it passed with a 4-0 vote.**



**E.0 Executive Session**

*In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A.) (Open Meetings Law, "The Community Development (Type B) Corporation Board may meet in a Closed Executive Meeting pursuant to provisions of the Open Meetings Law, Chapter 551, Government Code, V.T.C.A. in accordance with the authority contained in the following sections":*

**E.1 § 551.072 Deliberation Regarding Real Property.**

- a. Purchase, Exchange, Lease, Or Value Of Real Property For Economic Development.

*The Community Development Corporation (Type B) Board reconvenes into Open Session.*

**The Board recessed into executive session at 7:20 PM.**

Open Meeting

*Reconvene into Open Meeting and consider action, if any, on items discussed in Executive Session.*

**The Board Reconvened into Open Meeting at 8:05 P.M.**

**No action was taken.**

**F.1 LIAISON UPDATES / REPORTS – DISCUSSION ONLY****G.1 ADMINISTRATIVE ITEMS**

*(Board members and staff may discuss items related to the board member's general duties and responsibilities. The Board may not take a vote or other action on any item other than to obtain a consensus regarding how items are to be placed on future agendas for formal action.)*

- a) Delegate Report on Council Actions Directly Related to Items Of July 10, 2014, City Council Meeting.

**Kimberly Painter, Budget & Grants coordinator explained that the 4B project for the design of Way-finding signage, was approved by Council at their most recent meeting.**

- b) Director And Staff Comments.

**Staff reminded the Board that their next meeting will be a joint meeting between the 4B Community Development Board, the 4A Economic Development Board and the City Council on August 7<sup>th</sup>.**

- c) Board Member Closing Comments.

**Director Young thanked Katherine Woerner for meeting with the Board this evening to discuss the Bell Boulevard Redevelopment Feasibility Analysis.**

- d) Board Member Request For Future Agenda Items.

**None.**

- e) Designate Representative To Attend Council Meeting On July 24, 2014.

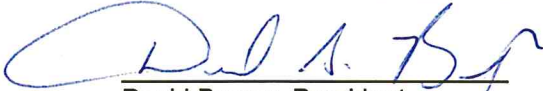
**None.**

**Next Regular Scheduled Board Meeting Tuesday, August 12, 2014 At 6:30 P.M. In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.**

**H.1 ADJOURNMENT**

**President Burger Adjourned the meeting at 8:10 P.M.**

PASSED AND APPROVED THIS THE 12<sup>th</sup> DAY OF AUGUST, 2014.



David Burger, President

ATTEST:



Dustin Weibel, Secretary